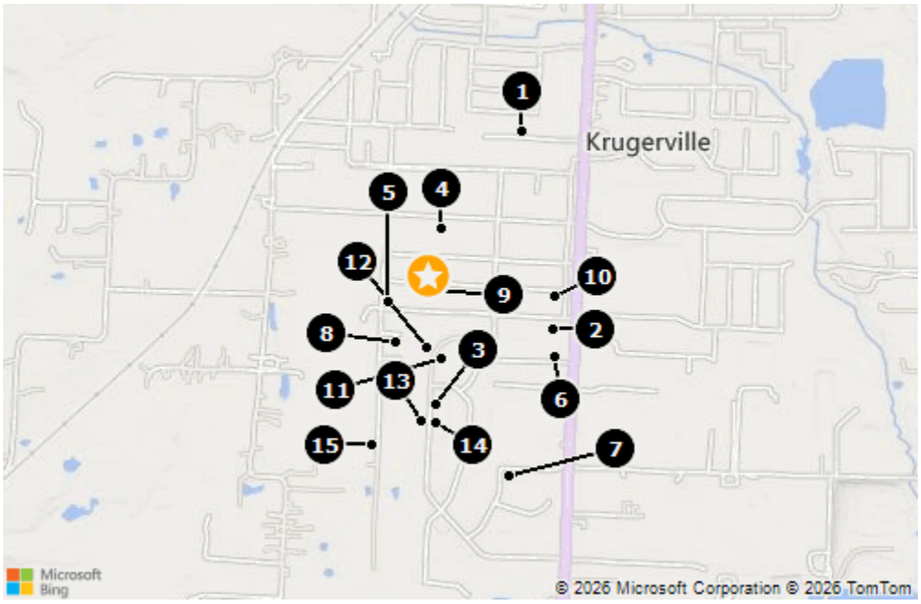
ICE SiteX Report

OrderID: 98485703

SiteX Property Information Report



Subject Property Location

300 RANCH RD, KRUGERVILLE, TX 76227-9531

County:	**DENTON TX**	Census Tract:	481210201.163017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R76038	Thomas Bros Pg-Grid:	

Valuation

Value:	**$301,000**	FSD:	32	Common Confidence Score:	24
Value Range:	$204,680 - $397,320	ICE Confidence Score:	68		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	C18 G01 S02
Assd Land Value:	$84,600	Market Land Value:	$84,600	Tax Year:	2025
Assd Improvement:	$181,059	Market Improvment Value:	$181,059	Total Taxable Value:	$702
Total Assessed Value:	$262,313	Total Assessor Market Value:	$265,659	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Block: A Subdivision: TIMBER MESA Map Ref: SA0017A-00000A

Abbreviated Description:	TIMBER MESA BLK A LOT 13 ACRES 0.381
City/Muni/Twp:	KRUGERVILLE CITY

Property Characteristics

Lot Size:	16,596 SF	Bedrooms:	3	Pool:	
Building Area:	1365 SF	Baths:	2	Fireplace:	Yes
Year Built:	1983	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/23/2004	Loan Amount:	N/A
Document #:	2004-9376 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	02/01/2034	Type Finance:	

Legal Description:
Lot: 13 Block: A Subdivision: TIMBER MESA SUBDIVISION

Prior Transfer

Recording Date:	11/27/1996	Sales Price:	N/A
Document #:	96-R0084403 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/15/1996		
Document Type:			

Legal Description:
Lot: 13 Block: A Subdivision: TIMBER MESA SUBDIVISION Map Ref: MB B PG312

Prior Transfer

Recording Date:	11/27/1996	Sales Price:	N/A
Document #:	96-0084403 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: A Subdivision: TIMBER MESA Map Ref: SA0017A-00000A
Abbreviated Description: TIMBER MESA BLK A LOT 13 ACRES 0.381
City/Muni/Twp: KRUGERVILLE CITY

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Prior Transfer

Recording Date:	02/22/1995	Sales Price:	N/A
Document #:	95-R0010473 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/14/1995		
Document Type:			

Legal Description:
Lot: 13 Block: A Subdivision: TIMBER MESA SUBDIVISION Map Ref: MB B PG312
City/Muni/Twp: KRUGERVILLE

Prior Transfer

Recording Date:	02/03/1994	Sales Price:	N/A
Document #:	94-R0009498 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/31/1994		
Document Type:			

Legal Description:
Lot: 13&14 Block: A Subdivision: TIMBER MESA SUBDIVISION Map Ref: MBB PG312
City/Muni/Twp: KRUGERVILLE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	22,137 SF	Median # of Baths	2
Median Living Area	2,219 SF	Median Year Built	1998
Price Range - 2 Yrs		Age Range	12 years to 64 years
Median Value		Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**110 BRUMLEY RD** **KRUGERVILLE, TX 76227-9556**	08/24/2026			2147	/4/2	1972	47,001 SF	
		APN: R281437 Document #: 2026-100027 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Subdivision: BRUMLEY ADDITION MapRef: CAB T PG 230 Abbreviated Description: Subdivision:BRUMLEY ADDITION Map Ref:CAB T PG 230Abbreviated Description:LOT: PART OF LOT 3								
2	.37Mi.	**105 PERKINS RD** **KRUGERVILLE, TX 76227-9679**	06/18/2026			2352	/4/3	1974	23,370 SF	
		APN: R53006 Document #: 2026-071152 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: L Subdivision: EXTENSION NO THREE COUNTRY ESTATES SUBDIVISION MapRef: VOL 9 PG 18 Abbreviated Description: Lot:4 Block:L Subdivision:EXTENSION NO THREE COUNTRY ESTATES SUBDIVISION Map Ref:VOL 9 PG 18								
3	.35Mi.	**819 SHERRY LN S** **KRUGERVILLE, TX 76227-2807**	04/29/2026			2327	/3/2	2003	21,841 SF	
		APN: R231631 Document #: 2026-048828 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6-B Block: D Subdivision: FAIRVIEW FARMS ADDITION Phase No: 2 MapRef: CAB T PG 189 Abbreviated Description: Lot:6-B Block:D Subdivision:FAIRVIEW FARMS ADDITION Phase No:2 Map Ref:CAB T PG 189City/Muni/Twp:TOWN OF KRUGERVILLE City/Muni/Twp: TOWN OF KRUGERVILLE								
4	.14Mi.	**215 SURVEYORS RD** **KRUGERVILLE, TX 76227-9536**	04/20/2026			3160	8/4/3	1973	43,560 SF	Yes
		APN: R53271 Document #: 2026-044685 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 4 Subdivision: COUNTRY ESTATES SUBDIVISION MapRef: VOL 5 PG 17 Abbreviated Description: Lot:4 Block:4 Subdivision:COUNTRY ESTATES SUBDIVISION Map Ref:VOL 5 PG 17City/Muni/Twp:TOWN OF KRUGERVILLE City/Muni/Twp: TOWN OF KRUGERVILLE								
5	.13Mi.	**312 PERKINS RD** **KRUGERVILLE, TX 76227-9681**	04/06/2026			1650	/3/2	1983	17,899 SF	
		APN: R76048 Document #: 2026-037789 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: B Subdivision: TIMBER MESA MapRef: CAB B PG 312 Abbreviated Description: Lot:8 Block:B Subdivision:TIMBER MESA Map Ref:CAB B PG 312City/Muni/Twp:CITY OF KRUGERVILLE City/Muni/Twp: CITY OF KRUGERVILLE								
6	.4Mi.	**102 FAIRCREST DR** **KRUGERVILLE, TX 76227-6245**	03/09/2026			2859	/3/2	2002	22,137 SF	Yes
		APN: R231640 Document #: 2026-025344 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2-A Block: E Subdivision: FAIRVIEW FARMS ADDITION Phase No: 2 MapRef: CAB T PG 189 Abbreviated Description: Lot:2-A Block:E Subdivision:FAIRVIEW FARMS ADDITION Phase No:2 Map Ref:CAB T PG 189City/Muni/Twp:CITY OF KRUGERVILLE City/Muni/Twp: CITY OF KRUGERVILLE								
7	.59Mi.	**864 FAIRVIEW DR** **KRUGERVILLE, TX 76227-2816**	03/03/2026			2548	/5/2	2000	43,560 SF	Yes
		APN: R208409 Document #: 2026-022999 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: B Subdivision: FAIRVIEW FARMS ADDITION Phase No: 1 MapRef: CAB P PG 331 Abbreviated Description: Lot:24 Block:B Subdivision:FAIRVIEW FARMS ADDITION Phase No:1 Map Ref:CAB P PG 331City/Muni/Twp:CITY OF KRUGERVILLE City/Muni/Twp: CITY OF KRUGERVILLE								
8	.2Mi.	**11 WOODHAVEN CT** **KRUGERVILLE, TX 76227-9595**	03/02/2026			1320	/3/2	1984	17,089 SF	
		APN: R101573 Document #: 2026-022469 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: C Subdivision: TIMBER MESA SUBDIVISION MapRef: CAB D PG 44 Abbreviated Description: Lot:11 Block:C Subdivision:TIMBER MESA SUBDIVISION Map Ref:CAB D PG 44City/Muni/Twp:CITY OF KRUGERVILLE City/Muni/Twp: CITY OF KRUGERVILLE								
9	.04Mi.	**301 RANCH RD** **KRUGERVILLE, TX 76227-9531**	02/10/2026			2021	/3/2	1985	16,897 SF	
		APN: R76041 Document #: 2026-014243 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 2 Block: B Subdivision: TIMBER MESA SUBDIVISION MapRef: CAB B PG 312 Abbreviated Description: Lot:2 Block:B Subdivision:TIMBER MESA SUBDIVISION Map Ref:CAB B PG 312City/Muni/Twp:CITY OF KRUGERVILLE City/Muni/Twp: CITY OF KRUGERVILLE

10	.35Mi.	**101 RANCH RD** **KRUGERVILLE, TX 76227-9529**	02/02/2026	2190	/3/1	1962	16,135 SF	

APN: R53084 Document #: 2026-010825
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1,2 Block: 1 Subdivision: COUNTRY ESTATES SUBDIVISION MapRef: VOL 7 PG 31 Abbreviated Description: Lot:1,2 Block:1 Subdivision:COUNTRY ESTATES SUBDIVISION Map Ref:VOL 7 PG 31City/Muni/Twp:CITY OF KRUGERVILLE City/Muni/Twp: CITY OF KRUGERVILLE

11	.22Mi.	**815 SHERRY LN S** **KRUGERVILLE, TX 76227-2807**	12/18/2025	2219	/4/2	2003	48,918 SF	

APN: R224926 Document #: 2025-141956
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: E Subdivision: FAIRVIEW FARMS ADDITION Phase No: 2 MapRef: CAB S SL 98 Abbreviated Description: Lot:12 Block:E Subdivision:FAIRVIEW FARMS ADDITION Phase No:2 Map Ref:CAB S SL 98City/Muni/Twp:CITY OF KRUGERVILLE City/Muni/Twp: CITY OF KRUGERVILLE

12	.19Mi.	**802 SHERRY LN S** **KRUGERVILLE, TX 76227-9509**	12/01/2025	2705	/4/2.5	2014	55,452 SF	

APN: R224877 Document #: 2025-134660
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 51 Block: A Subdivision: FAIRVIEW FARMS ADDITION Phase No: 2 MapRef: CAB S PG 98 Abbreviated Description: Lot:51 Block:A Subdivision:FAIRVIEW FARMS ADDITION Phase No:2 Map Ref:CAB S PG 98City/Muni/Twp:CITY OF KRUGERVILLE City/Muni/Twp: CITY OF KRUGERVILLE

13	.39Mi.	**820 SHERRY LN S** **KRUGERVILLE, TX 76227-2808**	11/18/2025	1965	/3/2	2004	21,780 SF	

APN: R231595 Document #: 2025-129436
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 44-B Block: A Subdivision: FAIRVIEW FARMS ADDITION Phase No: 2 MapRef: CAB T PG 189 Abbreviated Description: Lot:44-B Block:A Subdivision:FAIRVIEW FARMS ADDITION Phase No:2 Map Ref:CAB T PG 189City/Muni/Twp:CITY OF KRUGERVILLE City/Muni/Twp: CITY OF KRUGERVILLE

14	.4Mi.	**825 SHERRY LN S** **KRUGERVILLE, TX 76227-2807**	09/05/2025	2220	/4/2	2002	21,841 SF	Yes

APN: R231628 Document #: 2025-100024
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5-A Block: D Subdivision: FAIRVIEW FARMS ADDITION Phase No: 2 MapRef: CAB T SL 189 Abbreviated Description: Lot:5-A Block:D Subdivision:FAIRVIEW FARMS ADDITION Phase No:2 Map Ref:CAB T SL 189City/Muni/Twp:CITY OF KRUGERVILLE City/Muni/Twp: CITY OF KRUGERVILLE

15	.49Mi.	**1304 SQUIRES LN** **KRUGERVILLE, TX 76227-6216**	09/03/2025	1905	/3/2	1998	56,193 SF	

APN: R200749 Document #: 2025-098823
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Subdivision: C WATSON SURVEY ABSTRACT NUMBER 1400 MapRef: DOC 2017-25799 Abbreviated Description: Subdivision:C WATSON SURVEY ABSTRACT NUMBER 1400 Map Ref:DOC 2017-25799City/Muni/Twp:CITY OF KRUGERVILLE City/Muni/Twp: CITY OF KRUGERVILLE

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**300 RANCH RD**	**11/27/1996**	$265,659	$262,313	1,365	/3/2	1983	16,596 SF	
.02Mi.	**214 RANCH RD**	**02/19/2014**	$463,466	$448,800	2,429	/3/2.5	2014	16,596 SF	
.02Mi.	**304 RANCH RD**	**10/27/2020**	$53,298	$53,298				16,596 SF	
.03Mi.	**301 KRUGER RD**	**01/10/1991**	$295,863	$292,152	1,702	/3/2	1984	17,097 SF	
.04Mi.	**304 RANCH RD**	**10/27/2020**	$289,946	$284,426	1,896	/3/2	1987	16,596 SF	
.04Mi.	**212 RANCH RD**	**12/26/2013**	$296,785	$272,657	1,790	/3/2	1973	19,040 SF	
.04Mi.	**213 KRUGER RD**	**09/03/1986**	$260,261	$253,199	1,313	/3/2	1983	17,097 SF	
.04Mi.	**303 KRUGER RD**	**09/24/2020**	$540,878	$497,679	2,902	/3/2.5	1985	17,097 SF	
.04Mi.	**301 RANCH RD**	**10/28/1999**	$85,275	$85,275	2,021	/3/2	1985	16,897 SF	
.04Mi.	**305 RANCH RD**	**02/15/2013**	$321,587	$312,741	1,516	/3/2	1984	16,897 SF	
.04Mi.	**217 RANCH RD**	**08/20/1991**	$225,963	$208,265	1,012	/3/2	1983	16,000 SF	
.05Mi.	**211 KRUGER RD**	**08/08/2018**	$294,945	$294,945	1,439	/3/2	1976	17,703 SF	
.05Mi.	**307 RANCH RD**	**12/06/2024**	$316,602	$316,602	1,203	/3/2	1984	16,897 SF	
.05Mi.	**213 RANCH RD**	**01/26/2022**	$261,036	$261,036	1,480	/3/2	1979	16,701 SF	
.06Mi.	**304 RANCH RD**	**10/27/2020**	$54,687	$54,687	360		1998	16,596 SF	
.07Mi.	**307 KRUGER RD**		$243,183	$240,482	1,393	/3/2	1983	17,097 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	35.9 years old	Households:	18,861
Median Household Income:	$109,568	Households w/Family:	78%
Household Income Per Capita:	$49,340	Households w/Family Married:	60%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	42%

School District

School District Zone:	Aubrey Independent School District	Students:	4,480
Number of Schools:	8	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.41Mi.	**Aubrey High School** Number of Students: 1,135 Student-Teacher Ratio: 16.15 Advanced Placement: Yes	B-	Public	9 - 12
1.09Mi.	**HL Brockett Elementary School** Number of Students: 548 Student-Teacher Ratio: 13.3	A-	Public	KG - 5
1.59Mi.	**Aubrey Middle School** Number of Students: 978 Student-Teacher Ratio: 18.11	B	Public	6 - 8

Flood Report

The Subject Property of **300 RANCH RD, KRUGERVILLE, TX 76227-9531** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	60%	NOTABLY LOWER
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	42%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	50%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	47%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	31%	SIGNIFICANTLY LOWER
MURDER	56%	NOTABLY LOWER
OVERALL	67%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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